

Drake CENTRE

LARGE SCALE NEIGHBORHOOD RETAIL BUILDING • ENDLESS OPPORTUNITIES



West Drake

FORT COLLINS • COLORADO



Property Overview

802 West Drake Road is a former grocery store repurposed as a medical headquarters, offering a highly flexible mix of office, warehouse, training, and retail space in a well-established neighborhood center at the intersection of West Drake Road & South Shields Street in Fort Collins.



Property Highlights

- Central Fort Collins infill location
- Excellent visibility at signalized intersection
- Adaptive reuse potential across multiple industries
- Ample on-site parking
- Large open areas with functional build-out

For Sale or Lease

Building Size:	61,550 SF
Lot Size:	8.68 Acres (378,188 SF)
Pricing:	Call broker for details
Year Built:	1998, Renovated 2014
Zoning:	NC - Neighborhood Commercial
Parking:	4.10/1,000 SF
Overhead Doors:	1 - 12' x 16' Drive-In Door 2 - 9' x 10' Dock-High Doors



The Layout

The property includes areas used for training and assembly, such as the well-known Drake Centre. This component provides a unique amenity not commonly found in comparable neighborhood retail assets, supporting large group gatherings, corporate training, community events, or educational programming.



Building Features

- Trash compactor
- Warehouse Area:
 - Heated and cooled
 - Capable of 4 levels of racking
 - Includes walk-in freezer and walk-in refrigerator
 - 1 - 12' x 16' Drive-in OHD
 - 2 - 9' x 10' Dock-high OHD
- Event Center:
 - 500 person capacity
- Outdoor patio seating areas
- Tavern/restaurant area



Location Overview

Zoning: Commercial use within the City of Fort Collins, allowing a broad range of uses including retail, medical office, educational facilities, and flex/industrial support functions (*verify specific district and permitted uses*). The existing improvements demonstrate successful adaptive reuse and flexibility for future tenants or ownership groups.

Location & Surrounding Uses: The Drake & Shields corridor is a well-established commercial hub serving central Fort Collins. Surrounding uses include neighborhood retail, restaurants, service providers, medical offices, and dense residential neighborhoods. The location benefits from strong daily traffic counts, proximity to CSU, and easy access to major north-south and east-west arterials.



Area Traffic Counts

- South Shields Street North of West Drake Road: **27,168 VPD** (2025)
- Intersection of South Shields Street & West Drake Road: **11,387 VPD** (2022)
- West Drake Road East of South Shields Street: **25,295 VPD** (2017)

Source: City of Fort Collins





Colorado State University campus is less than 2 miles from this neighborhood center. The presence of Colorado State University (CSU) contributes to the city's economy and community vibrancy. It is the state's only land-grant institution and has been serving Colorado since 1870. CSU frequently places Fort Collins among the best university towns and is one of the nation's top public Tier 1 Research universities. CSU's success is driven by ambition combined with its unparalleled location in one of the fastest-growing and most vibrant areas in the country.



Area Overview

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate, and more. Fort Collins has an impressive mix of large, medium, and small-sized employers along with grassroots startups and forward-thinking entrepreneurs.

802 West Drake Road is centrally located in Midtown Fort Collins and is less than 1 mile from the new King Soopers retail center at the intersection of South College Avenue and West Drake Road.

Fort Collins Rankings

- Top 100 Best Places to Live
- *Livability 2024*
- Grade A Climate Action Leader
- *Environmental Impact Non-Profit, CDP 2023*
- Best Places to Live in the U.S.
- *Livability 2023*
- Certified Healthy Workplace Award
- *Healthy Links 2023*
- Number 1 Best Place to Live in Colorado - *Forbes 2022*

Source: City of Fort Collins

CSU Accomplishments

- Top 7% Student Life in America
- *Niche 2025*
- Top College for Affordability
- *Scholarships 360 2025*
- Top 11% College Campus in America
- *Niche 2025*

Source: colostate.edu

Area Demographics

	1 Mile	3 Miles	5 Miles
Population	13,911	112,845	175,090
Households	6,142	46,803	71,764
Average Household Income	\$82,581	\$102,575	\$112,946
Households	6,142	46,803	71,764
Area Employees	8,212	71,643	103,440

Source: ESRI 2026



8,099

Area Businesses
- 5 Mile Radius



1.13%

2025-2030 Annual
Population Growth Rate
- 1 Mile Radius



193,307

2025 Daytime
Population
- 5 Mile Radius

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